

Frederick Ward Associates, Inc.

November 7, 2007

Walgreens Community Input Meeting
Project No. 2071214.00

MINUTES TO MEETING

DATE: September 14, 2007
TIME: 6:00 pm
PLACE: Harford County Government Planning & Zoning
220 S. Main Street, 2nd Floor Conference Room
Bel Air, Maryland

PRESENT:

(See attached Community Meeting Sign-In Sheet)

PURPOSE:

The purpose of the meeting is to present the Walgreens Development Project @ Park Avenue to the Community and answer any questions the public may have regarding this development.

PRECEEDINGS:

The meeting began around 5:57 PM with Kevin Small, Land Planner and Landscape Architect at Frederick Ward Associates providing a brief introduction.

The narrative included the following:

- Site Location and surrounding development – Park Avenue at Plumtree & MD 924
- Introduction – Ownership/Partnership – Clark Turner & Manekin
- History of Park Avenue Site including original concept of the “Avenue”
 - ✓ Original Concept of the Avenue
 - ✓ Discussion of early residential concepts to see what the property would yield; however, the “Avenue” is still feasible and as credible as “residential” development
- Two Drawings were displayed illustrating the original “Avenue” with existing development to the south of the main entrance (Realtor, Bank, and Daycare), the “Avenue” containing multi-use commercial and two future commercial pad sites fronting MD 924 to the north of main entrance into Park Avenue. One of those pad sites contain the Walgreens Store
- Councilman Captain Jim McMahon who was in attendance requested that minutes for the meeting should be taken and copies sent to his office as this is a public forum to give the community an opportunity to voice there opinions, concerns and overall positions on the development
- Process of developing:
 - ✓ Submission of a Preliminary Subdivision Plan and Site Plan to Harford County Development Advisory Committee for review and approval

- ✓ Subdivision Plan will show the subdivision of Park Avenue into two additional commercial lots
- ✓ Site Plan will show the development of one of the lots with a 14,000 sf Walgreens with adequate parking and adherence to all Harford County Zoning requirements
- ✓ These plans have not been officially reviewed by any governmental agency
- Specific items for the Walgreens Development
 - ✓ Service Side Door
 - ✓ Drive Through
 - ✓ Location of Main Entrance
 - ✓ Stormwater management in regional facility
 - ✓ Piping stormwater will follow original design

END OF INTRODUCTION

Mr. Small of FWA hosted the question and answer period of the meeting

PUBLIC: Will stormwater management be a shared cost with Bright Oaks?

FWA: No, the SWM pond will only serve Park Avenue Development

PUBLIC: Where is the Assisted Living Facility Lorien Bel Air?

FWA: Described location of Lorien next door with access from MD 924

PUBLIC: Traffic is a big problem for people coming out of the Bright Oaks Community via Bright Oaks Drive. Traffic backs up all the time making it impossible to get out onto MD 924. People have reverted to using the back way to get out onto Hunters Run Drive and Laurel Bush Road to get the light.

PUBLIC: Request landscaping is done between Park Avenue and Bright Oaks to limit cut-through traffic

PUBLIC: Bright Oaks is an easy pedestrian cut-through (on foot) and creates potential for vandalism – Bright Oaks was promised something in the way of screening to block pedestrian access to existing community – one time a car cut through across the grass from the road behind Goddard Daycare into Bright Oaks Community

FWA: Landscaping would be the typical deterrent to minimize cut-through pedestrian traffic. Clark Turner always likes a lot of landscaping on his developments – where will utilities come from for electric, telephone, gas, etc.

FWA: Discussed Verizon & BGE facilities at corner entrance to Park Avenue at Plumtree extended and MD 924

PUBLIC: Is size of Walgreens similar to other existing Walgreen Stores? Why is Walgreens putting another building up so close to other Walgreens in the area?

FWA: It will be a slightly larger store. Walgreens as most businesses perform

a market analysis on the surrounding communities to see if this site is viable. According to their studies and based on market trends another Walgreens store is viable at this site.

PUBLIC: Why not medical offices like the other offices on Plumtree?

FWA: We really don't know why; however, this is a different developer with different views on how to develop the property and it's zoned B-2 for this use

PUBLIC: What is the current zoning of Park Avenue and Lorien?

FWA: Walgreens (B-2), Lorien (R-2), Park Avenue (B-2)

COUCILMAN MCMAHON: Will the traffic circle be eliminated?

PUBLIC: Yes, we are proposing it to be eliminated at its present location and replaced with a four-way intersection with incoming traffic having the right-of-way.

COUNCILMAN MCMAHON: Is there another road connection?

FWA: An internal road is proposed to connect the main entrance into Park Avenue with the entrance into Lorien.

COUCILMAN MCMAHON: Councilman McMahon presented the reason for the community input meeting to provide a forum for the community to give input

COUCILMAN MCMAHON: Wanted Clarification that the Park Avenue entrance at Plumtree was controlled by a traffic signal and the entrance into Lorien would not have a signal?

FWA: The Traffic Impact Analysis performed for the Walgreens development showed no need for a signalized intersection at the entrance into Lorien.

PUBLIC: Will a traffic light be necessary at Lorien in the future?

FWA: Although we can guarantee that a signal would never go there, it is our opinion that the entrance into Lorien would never be signalized because it would create congestion at the Plumtree Road Intersection. We know for sure at this time the entrance into Lorien will not be signalized with the Walgreens development.

PUBLIC: A Citizen explained reason for the Community Input Meeting (CIM) and stated there is a mistrust by the public

FWA: We explained that the property was zoned B-2 because of its location on MD 924 and the ability of this State Road to handle a high volume of traffic generated by a Business Use

PUBLIC: A citizen believed that MD 924 was not designed to handle the high volume of traffic it was seeing today or what it would see in the future

PUBLIC: Is this a 24-hour store?

FWA: We will find out?

(Note: after the meeting we contacted our client and requested this information. At this time Walgreens does plan for this store to operate 24-hours a day)

PUBLIC: Something was said about re-writing the Harford County Zoning Code and low lighting provisions were needed

FWA: Frederick Ward Associates has a representative on that committee looking at this issue

PUBLIC: This development needs lots of trees/shrubs for landscaping and low lighting

PUBLIC: Concerns with the Wal-Mart Development on MD Route 1 (Belair Road) and its approvals were raised

PUBLIC: We need too make sure everything is taken into consideration and keep an eye on the approvals

PUBLIC: The existing Harford County Administration is doing a good job to address these issues

PUBLIC: We would rather this development be over by the mall

PUBLIC: A citizen asked if we were aware of the development of the contiguous properties and the application for this property (Park Avenue) to be re-zoned residential.

PUBLIC: A citizen asked us to talk to Harford County Planning and Zoning because she had seen the re-zoning application. It is posted on the internet.

PUBLIC: Main Concern of another citizen in attendance was traffic Hazard at Bright Oaks Drive – traffic backs all the way up to Laurel Bush at times

FWA: FWA was not aware of any re-zoning application as we had discussed this with our client prior to the meeting

At this point in the meeting, there was a lot of discussion pro and con regarding re-zoning of Park Avenue and other property near Festival at Bel Air. Re-zoning procedures were discussed and since FWA had no specific knowledge of these issues we offered to look into this after the CIM.

(Note: After the Community Input Meeting FWA researched the re-zoning application and found that the Citizen who raised this issue was correct and there was a re-zoning application for the property (Park Avenue) to be re-zoned residential. FWA has since worked with our client and their attorney to remove the two proposed lots which are the subject of our preliminary and site plan – Walgreens and the adjacent pad site – to be removed from the re-zoning application and remain in B-2 Zoning)

- PUBLIC: What is going on the vacant pad site next to the Walgreens?
- FWA: We do not know at this time. There would be; however, another site plan prepared for any future development on this site.
- PUBLIC: When will the Walgreens be constructed?
- FWA: Probably spring 2007
- PUBLIC: Please no music in the bushes
- PUBLIC: Please no roads connected directly through to the Bright Oaks Community
- PUBLIC: We want something to discourage cut-throughs by pedestrians
- PUBLIC: We would like Walgreens to minimize the hours open
- PUBLIC: We would like low lighting
- PUBLIC: Request for the developer to take the lead in Harford County and design the building in compliance with the LEED Certifications and there was some discussion about Clark Turner's good reputation as a developer in the community as being environmentally friendly
- FWA: We spoke a little about the Leadership in Energy and Environmental Design (LEED) Certifications and the rating system
- PUBLIC: Stated concern of this being just another "cookie-cutter" type building and asked if Clark Turner will have architectural input on how the final building looks
- FWA: The final architecture will be harmonious with the surrounding buildings
- PUBLIC: A citizen wants the development to be attractive and blend in with the community – how can we get future information
- FWA: You can supply us with emails and addresses on sign-in sheet
- PUBLIC: This is what this Community Input Meeting process is for – Clark Turner lives in this area and there is a difference in the way he does things because he has a vested interest

Meeting over at 6:52 PM

In summary the concerns raised this Community Input Meeting (CIM) were as follows:

- ✓ Cut-through pedestrian traffic at Bright Oaks II connection with property
- ✓ Minimize hours of operation
- ✓ Low and directed lighting requested
- ✓ No music in bushes
- ✓ Landscaping

- ✓ Access to Lorien Bel Air property and potential for another traffic signal and increased problems getting out of Bright Oaks Drive
- ✓ Request for LEED Building
- ✓ Architectural harmony with other buildings

This report represents the Engineer's Summation of the proceedings and is not a transcript although an attempt was made to document/summarize what was said in dialogue fashion.

Submitted by:

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Gerry P. Powell, MCE
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cc: All attendees, design team

Walgreens at Park Avenue

Community Meeting

September 14, 2007

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